

012.0

0001

0007.0

Map

Block

Lot

1 of 1

Residential

CARD

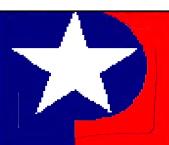
ARLINGTON

Total Card / Total Parcel

1,089,700 / 1,089,700

USE VALUE: 1,089,700 / 1,089,700

ASSESSED: 1,089,700 / 1,089,700


**Patriot**  
 Properties Inc.

## PROPERTY LOCATION

## IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
16-18		ALFRED RD, ARLINGTON

Legal Description		User Acct
		9225
GIS Ref		
GIS Ref		
Insp Date		02/10/18
02/10/18		

## OWNERSHIP

Unit #:

Owner 1: OBEDZINSKI ELLEN/TRUSTEE	
Owner 2: ELLEN HEALY OBEDZINSKI 2013 TR	
Owner 3:	

Street 1: 18 ALFRED RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

## PREVIOUS OWNER

Owner 1: OBEDZINSKI ELLEN P -

Owner 2: -

Street 1: 18 ALFRED RD

Twn/City: ARLINGTON

St/Prov: MA Cntry

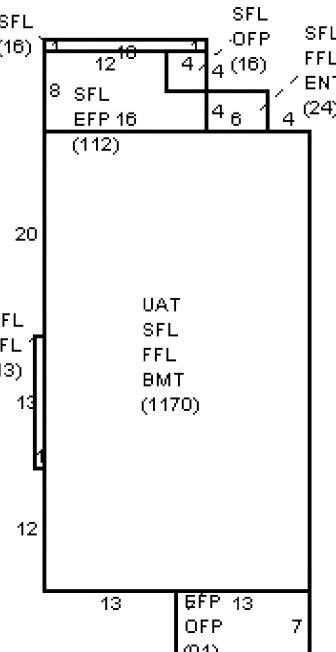
Postal: 02474

## NARRATIVE DESCRIPTION

This parcel contains .121 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1923, having primarily Vinyl Exterior and 3582 Square Feet, with 2 Units, 2 Baths, 1 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

## OTHER ASSESSMENTS

Code Descrip/No Amount Com. Int

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>					
Type: 13	- Multi-Garden			Full Bath: 2	Rating: Average			KIT - 3/4 BATH - BMT.									
Sty Ht: 2A	- 2 Sty +Attic			A Bath: 1	Rating:												
(Liv) Units: 2	Total: 2			3/4 Bath: 1	Rating: Average												
Foundation: 2	- Conc. Block			A 3QBth:	Rating:												
Frame: 1	- Wood			1/2 Bath: 1	Rating:												
Prime Wall: 4	- Vinyl			A HBth:	Rating:												
Sec Wall:				OthrFix: 1	Rating:												
Roof Struct: 2	- Hip			<b>OTHER FEATURES</b>													
Roof Cover: 1	- Asphalt Shgl			Kits: 2	Rating: Average												
Color: WHITE				A Kits: 1	Rating: Average												
View / Desir:				Frl: 1	Rating:												
<b>GENERAL INFORMATION</b>				WSFlue: 1	Rating:												
Grade: C - Average				<b>CONDOS INFORMATION</b>													
Year Blt: 1923	Eff Yr Blt:			Location:													
Alt LUC:	Alt %:			Total Units:													
Jurisdct: G5	Fact: .			Floor:													
Const Mod:				% Own:													
Lump Sum Adj:				Name:													
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>													
Avg Ht/FL: STD				Phys Cond: GD - Good	18. %												
Prim Int Wal 2	- Plaster			Functional:													
Sec Int Wall:				Economic:													
Partition: T	- Typical			Special:													
Prim Floors: 3	- Hardwood			Override:													
Sec Floors: 4	- Carpet			Total: 18.6 %													
Bsmnt Flr: 4	- Carpet			<b>CALC SUMMARY</b>													
Subfloor:				Basic \$ / SQ: 180.00	<b>COMPARABLE SALES</b>												
Bsmnt Gar:				Size Adj.: 1.06047690	Rate	Parcel ID	Typ	Date	Sale Price								
Electric: 3	- Typical			Const Adj.: 0.99782026													
Insulation: 2	- Typical			Adj \$ / SQ: 190.470													
Int vs Ext: S				Other Features: 141500													
Heat Fuel: 2	- Gas			Grade Factor: 1.00													
Heat Type: 5	- Steam			NBHD Inf: 1.00000000													
# Heat Sys: 2				NBHD Mod:													
% Heated: 100				LUC Factor: 1.00													
Solar HW: NO	Central Vac: NO			Adj Total: 771082													
% Com Wal	% Sprinkled			Depreciation: 143421													
				Depreciated Total: 627660													
<b>MOBILE HOME</b>				WtAv\$/SQ: 180.00	AvRate: 1.00	Ind.Val: 190.47											
Make: Model: Serial # Year: Color:				Final Total: 627700	Val/Su Net: 144.13	Val/Su SzAd: 245.39											
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 012.0-0001-0007.0													
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
2	Frame Shed	D	Y	1	8X6	A	AV	1995	0.00	T	19.2	104					
More: N				Total Yard Items:				Total Special Features:				Total:					